

City of Alamo Heights
ARCHITECTURAL REVIEW BOARD
MINUTES
April 15, 2008

The Architectural Review Board held its regularly scheduled meeting in the City Council Chambers at 6120 Broadway on Tuesday, April 15, 2008 at 5:30 p.m.

Members present and composing a quorum of the Board:

Mike McGlone, Chairman
Suzanne Bettac
Paul Fagan
Charles John
Thomas Ball

Members absent:

David Monnich
Kathy O'Brien

Staff Members Present:

Shawn Eddy, Director of Public Works
Jack Guerra, Community Development Manager
Gracie Flores, Community Development Representative

The meeting was called to order by Mr. McGlone at 5:45 p.m.

A motion was made by Ms. Bettac to approve the minutes from March 11, 2008 as submitted. It was seconded by Mr. John.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Fagan, John, Ball
AGAINST: None

CASE NO. 300 S, Permanent signs for Osaka Sushi Bar
4902 Broadway

Mr. Guerra explained the case to the Board. Mr. Robert Herbage, architect, gave a general description of the interior and exterior of the restaurant to the Board. Mr. McGlone asked if the sushi bar already existed. Mr. Herbage stated that it did not. Ms. Bettac asked if there would be an awning on the Terrell Road side. Mr. Herbage explained that there is a little bit of a return about six or seven feet. Mr. McGlone stated that he had a problem with the duct work box on the front of the facade.

Ms. Bettac made a motion to continue case number 300 S to address the following:

- Removal of the blade (projecting) sign and the building striped awning.
- Lower the parking sign in height so it may be visible below the crepe myrtle crown.

- Readdress the exhaust duct system so it is not on the front facade.
- Specify lighting sign wattage of all signs.
- Remove the front french doors and replace with appropriate metal frame doors.
- Provide a uniform paint scheme for exterior walls.
- Lower sign height at front façade. It was seconded by Mr. Fagan.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Fagan, John, Ball

AGAINST: None

**CASE NO. 302 S, Permanent sign for Moda Luna
5164 Broadway**

Mr. Guerra explained the case to the Board. Mr. McGlone asked if Mr. Sasser had standard criteria for the signs and consistency within the shopping center. Mr. Sasser explained that the signs are generally not lighted since many of the stores close at 5 P.M. Mr. McGlone stated his concern for consistency. Mr. Nep Luna, business owner, stated that there would be a light shining up towards the sign. Mr. McGlone asked if the sign would be pinned on the wall or attached flat to the wall. Mr. Luna stated that they would be pinned. Mr. John noted the sign inconsistencies of the shopping center. Mr. Ball stated that the sign should flow with the rest of the businesses in the shopping center to increase the value of the property and business as a whole.

Ms. Bettac made a motion to approve case number 302 S, with the condition that the exterior spotlight not be used. It was seconded by Mr. John.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Fagan, John, Ball

AGAINST: None

**CASE NO. 304 S, Permanent sign for Pagoda
5160 Broadway**

Mr. Guerra explained the case to the Board. Mr. Nicholas Harris, Project Manager, Neon Signs, described the sign design to the Board. There was discussion about the color and size of the logo and letters.

Ms. Bettac made a motion to approve case number 304 S, with the condition that the Architectural Review Board is making an exception for the height so that the sign can be consistent with the building as well as lighting. It was seconded by Mr. John.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Fagan, John, Ball

AGAINST: None

**CASE NO. 305 S, Permanent sign for Charles Anthony
5320 Broadway**

Mr. Guerra explained the case to the Board. Mr. Tony Bradfield, owner, described the proposed work to be done within the shopping center. Mr. Bradfield stated that construction should be done by the end of the year. Ms. Bettac stated her concern for temporary signs that become permanent without following proper procedure. Mr. Eddy explained the three levels in the Code of Ordinances pertaining to signs.

Ms. Bettac made a motion to approve case number 305 S, a temporary permanent sign, with the condition that the applicant comes back March of 2009 or sooner with the final sign design. It was seconded by Mr. John.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Fagan, John, Ball
AGAINST: None

**CASE NO. 293 F, Proposed landscape of a new 2 unit condominium on property zoned
MF-D
107 Eaton**

Mr. Guerra explained the case to the Board. Mr. Peter DeWitt, architect, stated that the only change was the layout of the rear garage. Ms. Bettac asked if the driveway was an asphalt surface. Mr. De Witt explained that it is currently concrete but will most likely come back with a modification due to permeability requirements related to the LEED Certification.

Mr. Ball made a motion to approve Case Number 293 F as submitted. It was seconded by Mr. Fagan.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Fagan, John, Ball
AGAINST: None

There was a motion made by Mr. Ball to move Case Number 303 F to the end. It was seconded by Ms. Bettac.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Fagan, John, Ball
AGAINST: None

**CASE NO. 306 F, Proposed paint scheme for Arcadia Shopping Center
5200 Broadway**

Mr. Guerra explained the case to the Board. Mr. Henry Drought, owner, explained the reason for painting the building as well as the color scheme of the shopping center. There was extensive discussion about painting the cast stone of the shopping center's parapet as opposed to pressure washing it. After further discussion, Mr. Drought withdrew his case.

**CASE NO. 303 F, Proposed to construct a 20-space parking lot in the middle of the school
campus on property zoned MF-D
111 Barilla**

Mr. Guerra gave the background on the case. Jason Winn, architect, explained the project idea. Mr. McGlone asked if the property had recently been acquired. Mr. Winn stated that it had been acquired a couple of years ago. Mr. Winn explained that after meeting with the City Council, they decided to modify the plan and make it a parking plaza that would include a basketball goal for the kids and a drop-off area for children during the school week. Mr. Winn explained that they propose to put in trees to screen the view. There was discussion about the amount of parking spaces needed.

Ms. Bettac made a motion to approve case number 303 F as submitted. It was seconded by Mr. Fagan.

The motion was approved with the following vote:

FOR: McGlone, Bettac, Fagan, Ball

AGAINST: None

RECUSED: John

There being no further business, the meeting was adjourned at 7:58 p.m.

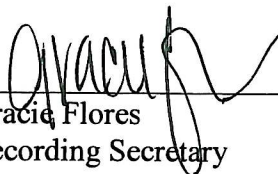
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Mike McGlone, Chairman

7/14/00

Date Signed & Filed



Gracie Flores
Recording Secretary

